

January, 2001						
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All **Planning Commission** meetings begin at 8:15 p.m., unless otherwise noted.

**PLANNING COMMISSION AGENDA
WEDNESDAY, JANUARY 10, 2001**

8:15 p.m. The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

RZ-2000-MA-036 - S&R DEVELOPERS, INC. - Appl. to rezone fr. C-3 to R-8 to permit resident. dev. at a density of 6.90 du/ac & a waiver of the min. dist. size requirements on prop. located on the S. side of Edsall Rd., approx. 200 ft. W. of the Alexandria City limits on approx. 3.95 ac. Comp. Plan Rec: Office w/option for 5-8 du/ac. Tax Map 81-2((1)) 4, 5 & 6. MASON DISTRICT.

SEA 84-M-121 - WESTMINSTER SCHOOL, INC. - Appl. under Sect. 3-304 of the Zoning Ord. to amend SE-84-M-121 previously approved for a private school of general education to permit bldg. additions, changes in dev. conditions, site modifications & to incr. land area on prop. located at 3819 Gallows Rd. on approx. 4.68 ac. zoned R-3. Tax Map 60-3 ((24))4, 5, 5A. MASON DISTRICT.

PCA-91-C-014-2 - RESTON HOSPITAL CENTER LLC - Appl. to amend the proffers for RZ-91-C-014 to permit changes to a previously approved hosp. & related medical care facilities (Reston Hosp. Ctr.) w/an overall FAR of 0.62 on prop. located N. of New Dominion Pkwy. & W. of Town Center Pkwy. on approx. 14.82 ac. zoned C-3. Comp. Plan Rec: Public facilities, govt. & institutional uses. Tax Map 17-1((1))15B; 17-1((19))B, C5, C6, 100, 201, 206-210, 301, 303, 308, 310, 311, 314, 400, 406, 409, 410, 411A & 412A. (Concurrent w/CP-89-C-025-3 & SE 00-H-023.) HUNTER MILL DISTRICT.

CP-89-C-025-3 - RESTON HOSPITAL CENTER LLC - Appl. to approve the third Conceptual Plan for RZ-89-C-025 to permit medical office & additional parking for medical care facilities (Reston Hosp. Ctr.) on prop. located N. of New Dominion Pkwy. & E. of Fx. Co. Pkwy. on approx. 9.36 ac. zoned PRC. Tax Map 17-1((1))3H & 3S. (Concurrent w/PCA-91-C-014-2 & SE 00-H-023.) HUNTER MILL DISTRICT.

SE-00-H-023 - RESTON HOSPITAL CENTER LLC - Appl. under Sects. 4-304 & 6-304 of the Zoning Ord. to permit medical care facilities (Reston Hosp. Ctr.) & helistop on prop. located at the intersect. of Town Center Pkwy. & New Dominion Pkwy. on approx. 24.2 ac. zoned C-3 & PRC. Tax Map 17-1((1))15B, 3H & 3S; 17-1((19))B, C5, C6, 100, 201, 206-210, 301, 303, 308, 310, 311, 314, 400, 406, 409, 410, 411A & 412A. (Concurrent w/PCA-91-C-014-2 & CP 89-C-025-3.) HUNTER MILL DISTRICT.

RZ-2000-PR-041/FDP 2000-PR-041 - VIRGINIA CENTER LIMITED PARTNERSHIP - Appls. to rezone fr. PDC to PDH-30 to permit multi-family resident. dev. at a density of 26.9 du/ac & approval of the conceptual & final dev. plans on prop. located on the E. & W. sides of Virginia Center Blvd., approx. 1,000 ft. S. of its intersect. w/Nutley St. on approx. 10.39 ac. Comp. Plan Rec: Mixed use w/office & support retail or multi-family. Tax Map 48-2((1))1A. PROVIDENCE DISTRICT.

RZ-2000-SU-040 - JOHN M. BATAL - Appl. to rezone fr. R-1 & WS to R-2 & WS to permit resident. dev. at a density of 1.47 du/ac on prop. located on the S. side of Westbrook Dr., approx. 800 ft. W of its intersect. w/Lincoln Dr. on approx. 4.07 ac. Comp. Plan Rec: Fx. Ctr. Area at 1-5 du/ac. Tax Map 55-2((3))N2. SULLY DISTRICT.

**PLANNING COMMISSION AGENDA
WEDNESDAY, JANUARY 17, 2001**

8:15 p.m. The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

RZ-2000-HM-063 - AC ASSOCIATES II LIMITED PARTNERSHIP - Appl. to rezone fr. I-4 to I-4 in order to waive the 75 ft. setback requirement fr. the Dulles Airport Access & Toll Rd. to permit an office bldg. parking structure w/an overall FAR of 0.70 on prop. located on the S. side of Sunset Hills Rd., immediately W. of the No. VA. Regional Park Authority Trail on approx. 5.63 ac. Comp. Plan Rec: Mixed use. Tax Map 18-3((6))10. (Concurrent w/SE-00-H-035.) HUNTER MILL DISTRICT.

SE-00-H-035 - AC ASSOCIATES II LIMITED PARTNERSHIP - Appl. under Sects. 9-607 & 9-618 of the Zoning Ord. to permit an incr. in bldg. height & an incr. in FAR for office dev. & a waiver of the 75 ft. setback requirement fr. the Dulles Airport Access Rd. on prop. located at 11901 Sunset Hills Rd. on approx. 5.63 ac. zoned I-4. Tax Map 18-3((6))10. (Concurrent w/RZ-2000-HM-063.) HUNTER MILL DISTRICT.

RZ-2000-SU-021 - EQUITY HOMES, L.P. - Appl. to rezone fr. C-8, R-1 & WS to R-2 & WS to permit resident. cluster dev. at a density of 1.50 du/ac on prop. located on the S. side of Lee Hwy., approx. 350 ft. W. of Village Dr. on approx. 17.96 ac. Comp. Plan Rec: Fx. Ctr. Area: 1-2 du/ac w/option for office at overlay level. Tax Map 56-2((1))64, 65; 56-2((7))1-3; 56-4((1))5, 5A. SULLY DISTRICT.

RZ-2000-MA-036 - S&R DEVELOPERS, INC. - Appl. to rezone fr. C-3 to R-8 to permit resident. dev. at a density of 6.90 du/ac & a waiver of the min. dist. size requirements on prop. located on the S. side of Edsall Rd., approx. 200 ft. W. of the Alexandria City limits on approx. 3.95 ac. Comp. Plan Rec: Office w/option for 5-8 du/ac. Tax Map 81-2((1))4, 5 & 6. MASON DISTRICT. (DECISION-ONLY.)

SEA 84-M-121 - WESTMINSTER SCHOOL, INC. - Appl. under Sect. 3-304 of the Zoning Ord. to amend SE-84-M-121 previously approved for a private school of general education to permit bldg. additions, changes in dev. conditions, site modifications & to incr. land area on prop. located at 3819 Gallows Rd. on approx. 4.68 ac. zoned R-3. Tax Map 60-3((24))4, 5, 5A. MASON DISTRICT. (DECISION-ONLY.)

PLANNING COMMISSION AGENDA
THURSDAY, JANUARY 18, 2001

8:15 p.m. The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

RZ-2000-MV-060 - BOARD OF SUPERVISOR'S OWN MOTION - Appl. to rezone fr. C-8 & HC to C-8, HC & CRD in order to add the Commercial Revitalization Dist. Overlay on prop. located on the S. side of Richmond Hwy., approx. 600 ft. N.E. of its intersect. w/Quander Rd. on approx. 6.67 ac. Comp. Plan Rec: 5-8 du/ac w/an option for public park. Tax Map 83-3((1))56 & 56A. MT. VERNON DISTRICT.

PCA-89-V-059 - TOSCO REFINING LP - Appl. to amend the proffers for RZ-89-V-059 to permit commercial dev. w/an overall FAR of 0.13 on prop. located on the N. side of Ox Rd., opposite its intersect. w/Palmer Dr. on approx. 21.91 ac. zoned C-6. Comp. Plan Rec: Neighborhood shopping ctr. Tax Map 106-2((1))pt. 9; 106-2((7))1, 4 & 5. (Concurrent w/SE-00-V-031.) MT. VERNON DISTRICT. (DECISION ONLY.)

SE-00-V-031 - TOSCO REFINING LP - Appl. under Sect. 4-604 of the Zoning Ord. to permit a service station & quick-service food store on prop. located on the N. side of Ox Rd., opposite its intersect. w/Palmer Dr. on approx. 1.15 ac. zoned C-6. Tax Map 106-2((1)) pt. 9. (Concurrent w/PCA-89-V-059.) MT. VERNON DISTRICT. (DECISION ONLY.)

PCA-C-597-2 - WASHINGTON REAL ESTATE INVESTMENT TRUST - Appl. to amend the proffers for RZ-C-597 to add land area & to permit office dev. & a telecommunication facility w/an overall FAR of 1.0 on prop. located generally in the S.E. quadrant of the intersect. of Howard Ave. & Boone Blvd. on approx. 8.88 ac. zoned C-3, HC & SC. Comp. Plan Rec: Office. Tax Map 39-1((6))B1, 69A, 71, 73, 75, 77, 79. PROVIDENCE DISTRICT.

RZ-2000-PR-041/FDP 2000-PR-041 - VIRGINIA CENTER LIMITED PARTNERSHIP - Appls. to rezone fr. PDC to PDH-30 to permit multi-family resident. dev. at a density of 26.9 du/ac & approval of the conceptual & final dev. plans on prop. located on the E. & W. sides of Virginia Center Blvd., approx. 1,000 ft. S. of its intersect. w/Nutley St. on approx. 10.39 ac. Comp. Plan Rec: Mixed use w/office & support retail or multi-family. Tax Map 48-2((1))1A. PROVIDENCE DISTRICT. (DECISION-ONLY)

RZ-2000-SU-040 - JOHN M. BATAL - Appl. to rezone fr. R-1 & WS to R-2 & WS to permit resident. dev. at a density of 1.47 du/ac on prop. located on the S. side of Westbrook Dr., approx. 800 ft. W of its intersect. w/Lincoln Dr. on approx. 4.07 ac. Comp. Plan Rec: Fx. Ctr. Area at 1-5 du/ac. Tax Map 55-2((3))N2. SULLY DISTRICT. (DECISION-ONLY)

PLANNING COMMISSION AGENDA
THURSDAY, JANUARY 25, 2001

8:15 p.m. The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

ZONING ORDINANCE AMENDMENT (BARRIER FEE REDUCTION) - Appl. to amend Chap. 112, as follows: Amend the Group 9 special permit appl. fee for noise barriers on individual resident. lots to reduce it fr. \$2970 to \$165.

RZ-2000-DR-047/FDP-2000-DR-047 - MANUEL G. SERRA - Appls. to rezone fr. R-1 to PDH-2 to permit resident. dev. at a density of 2.0 du/ac & approval of the conceptual & final dev. plans on prop. located generally on the W. side of Balls Hill Rd., approx. 600 ft. N. of the intersect. of Lewinsville Rd. & Balls Hill Rd. on approx. 2.00 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 30-1((1))30 & 31. DRANESVILLE DISTRICT.

CSPA-80-P-039-3 - THE ORR COMPANY - Appl. to amend the previously approved CSP for RZ-80-P-039 to permit a revised comprehensive sign plan for mixed use dev. on prop. located generally in the N.W. quadrant of the intersect. of Lee Hwy. & Nutley St. on approx. 10.0 ac. zoned PDC & HC. Tax Map 48-4((1))58. PROVIDENCE DISTRICT.

**SPEAKERS LIST/AGENDA
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 10, 2001**

DEFERRALS: RZ-2000-HM-044 - TST WOODLAND LLC - Defer P/H to 2/21/01
FDP 2000-HM-044 - TST WOODLAND LLC " " "
PCA-80-C-028-6 - TST WOODLAND LLC " " "
PCA-77-C-098-4 - TST WOODLAND LLC " " "
RZ 1999-HM-022 - COPPERMINE ASSOCIATES, LLC (P/H held on 12/14/00) - D/O to 2/7/01
FDP-1999-HM-022 - COPPERMINE ASSOCIATES, LLC " " " " "

FEATURE SHOWN: FS-P00-83 - AT&T, 9335 Lee Highway

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RZ-2000-PR-041 - VIRGINIA CENTER LTD. PARTNERSHIP
FDP-2000-PR-041 - VIRGINIA CENTER LTD. PARTNERSHIP

1. William Birdseye
Virginia Center HOA
2708 Curzon Court
Vienna, VA 22181
2. Mary Ann Rozum
9390 Van Arsdale Drive
Vienna, VA 22181

RZ-2000-MA-036 - S&R DEVELOPERS, INC.

RZ-2000-SU-040 - JOHN M. BATAL

1. Joe Allison
Bren Mar Homeowners Association
5415 Colliers Lane
Alexandria, VA 22312

NONE

SE-00-H-023 - RESTON HOSPITAL CENTER
PCA-91-C-014-2A - RESTON HOSPITAL CENTER
CP-89-C-025-3 - RESTON HOSPITAL CENTER

SEA-84-M-121 - WESTMINSTER SCHOOL

NONE

NONE

**SPEAKERS LIST/AGENDA
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 17, 2001**

DECISIONS ONLY: RZ-2000-MA-036 - S&R DEVELOPERS, INC. (P/H was held on 1/10/01)
SEA-84-M-121 - WESTMINSTER SCHOOL (P/H was held on 1/10/01)

FEATURES SHOWN: FS-H00-104 - METRICOM, 2411 Dulles Corner Park (Deadline 1/19/01)
FS-L00-114 - METRICOM, 3900 San Leandro Place (Deadline 1/23/01)
FS-L00-116 - METRICOM, 7711 Loisdale Road (Deadline 1/28/01)

* * * * *

RZ-2000-SU-021 - EQUITY HOMES, LP

1. Brenda Scott
4600 McKenzie Avenue
Fairfax, VA 22030
2. Thomas Allen
11638 Leehigh Drive
Fairfax, VA 22030
3. Brent Lander
11628 Kenwood Terrace
Fairfax, VA 22030

RZ-2000-HM-063 - AC ASSOCIATES II LIMITED PARTNERSHIP
SE-00-H-035 - AC ASSOCIATES II LIMITED PARTNERSHIP

**SPEAKERS LIST/AGENDA
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JANUARY 18, 2001**

DECISIONS ONLY: PCA-89-V-059 - TOSCO REFINING LP (P/H held on 12/13/00)
 SE-00-V-031 - TOSCO REFINING LP " " "
 RZ-2000-PR-041 - VIRGINIA CENTER LTD. PARTNERSHIP (P/H held on 1/10/01)
 FDP-2000-PR-041 - VIRGINIA CENTER LTD. PARTNERSHIP " " "
 RZ-2000-SU-040 - JOHN M. BATAL (P/H held on 1/10/01)

FEATURES SHOWN: FS-B00-89 - XM SATELLITE, 7920 Woodruff Court (Deadline 1/31/01)
 FS-S00-98 - VOICESTREAM, 8716 Ox Road (Deadline 2/11/01)
 FS-H00-108 - XM SATELLITE, 1977 Hunter Mill Road (Deadline 3/15/01)
 FS-M00-115 - CELLULAR ONE, 6001 Arlington Blvd. (Deadline 1/25/01)
 FS-B00-117 - NEXTEL, 8996 Burke Lake Road (Deadline 1/29/01)
 FS-S00-118 - METRICOM, Union Mill Road (Deadline 1/30/01)

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RZ-2000-MV-060 - BOARD OF SUPERVISORS' OWN MOTION

1. Bob Jones
 Vice President, Belle Haven Citizens Assn.
 2111 Belle Haven Road
 Alexandria, VA 22307

2. James McGuinness
 6201 Arkendale Road
 Alexandria, VA 22307

3. Jan Jones
 6119 Woodmont Road
 Alexandria, VA 22307

PCA-C-597-2 - WASHINGTON REAL ESTATE INVESTMENT TRUST

**SPEAKERS LIST/AGENDA
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JANUARY 25, 2001**

DECISIONS ONLY: PCA-89-V-059 - TOSCO REFINING LP (P/H held on 12/13/00)
 SE-00-V-031 - TOSCO REFINING LP " " "

FEATURES SHOWN: None

ZONING ORDINANCE AMENDMENT (BARRIER FEE REDUCTION) (Moon)

CSPA-80-P-039-3 - THE ORR COMPANY

None

RZ-2000-DR-047/FDP-2000-DR-047 - MANUEL G. SERRA

1. Lois Topping
1403 Westby Court
McLean, VA 22101
2. Jonathan Gafni
1311 Ozcan Street
McLean, VA 22101
3. Francis DeLucia, President
McLean Knolls Civic Association
7306 Yates Court
McLean, VA 22101
4. Dr. Josef Dvorak
7307 Yates Court
McLean, VA 22101
5. Jim Landry
7305 Yates Court
McLean, VA 22101
6. Adrienne Whyte
McLean Citizens Association
6704 West Falls Way
Falls Church, VA 22046